

REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK, NO. 111 BROADWAY. WANTS AND OFFERS.



wide, north ride of street, not above sets at, about \$35,000.

DE SELDING BROS., 149 Broadway — Want a modern dwelling in Brooklyn, in exchange for property on Hudson River, having two-story house with two stores, worth \$5,000, free and clear; paying well. Also, property with dock and rali-road facilities, suitable for bost building.

W. HENRY FOLSOM, 14 West 20th St.—Wants a private house, not less than 20 feet front; 10th to 58th sts. or 70th to 58th sts. north side of street preferred. Also, large private house in exchange for equity of \$18,000 in 16-foot house in the 50's, near Madison ar. will add cash: have cash buyer for 20 to 22-foot private house in the 60's or 70's, west of Park av. Also, free and clear country place in vicinity of Elizabeth, in exchange for lour-story 22-foot house on 74th st., near Columbus av.

four-story 22-foot house on 74th st., near Columbus av.
CRAS. GRIFFITH MOSES & BRO., 1980 Amsterdam Av.—Want a private house in the 70's. West Side, in exchange for new flat on Amsterdam av. Also, lots on Washington Heights, in exchange for choice flat and store property on 3d av. equity, 36,000. Also, wants a small corner suitable for liquor business. In exchange for house and plot of four lots, free and clear.

JOHN DAVIS, 7 Pine St.—Wants small business properties on East Side, below Grant st.; can use several pieces for cash buyers.

P. S. TIERACY, 1929 Broadway—Wants a plot of about four lots on the West Side, near Broadway; building loan required.

OFFERS.

five acres of land, furnished or unfurnished, cheap.

WM. HENRY POLSOM, 14 West 29th St.—Offers, a 31-foot private house in the 60s, near Madison av.; price, \$42,000. Also, a sorner house on Madison av., south of 59th st., over twenty-one feet price, \$50,009. Also, on 79th st., near Lexington av., 16-foot private house, \$16,000. Also, a 25-foot private house, in perfect order, south of 14th st., near 5th av.; price, \$22,500; Also, a plot of two lots in the 50s, near 5th av., suitable for factory or stable; excellent situation for advertising purposes, for sale cheap.

247th st. n.s., 78 e Bradhurst av. 25.255; Ysidro Pendas to Thomas E Pitzgerald.
15 ist st. 29 W. 16.5299.11; United States Mortgage and Trust Co. trustee, to Ida Henley, rs \$2, mtge \$5,000.
11 th st. n.s. 100 w 5th av. 902100.11; Abraham Ruth to Louis Cohen, rs \$17, mtge \$25,200.
11 th st, n.s., 100 w 5th av. 602100.11; Abraham Ruth to E C George, rs \$11.50, mtge \$15,500. 1316,500. a B C George, r s \$11.50, intge 133d st, s s, 75 w 4th av, 20x09.11; Annie B Jackson and ano, exers and trustees, Carolline C Rehmike, r s \$1.50, mige \$5,000. 175th st, s e cor Wadaworth av, 50x164.5x Irreg: A J Cormick to John O Baker, r s \$31.

THE BRONK. THE BRONX.

118.4: Anna C Dowling to Mary E Bury, rs
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Recorded Leases. 100th et, 60 E; Charles Garnel to Joseph Rafalowits, 5 yrs. 127th et, 219 E; Mary Schafer to Joseph Satz, 3 yrs. Columbus av, 472; Samuel Bloch to George Schmitt, 5 yrs. 1st av, 315; Samuel Lachman to Joseph Gluck, 5 yrs. Gluck, 5 yrs.

Gluck, 5 yrs.

emoni av. 8 e oor Southern Boulevard, 147.4x190.11x50.10x209.5; Adolph L

Kerker et al to Philip Processel, 4 yrs. 1.590-1.710
udlow et. 151; Sarah Ershowsky to Klara Ludlow at, 151; Sarah Ershowsky to Klara
Farb, 3 yrs.
125th st, 507 W; John Brady to Thomas J
Nolan, 5 10-12 yrs.
Columbus av, 524; John Bosch to Albert
Buttner, 5 10-12 yrs.
Columbus av, 591; Henry Rieper and ano to
Frederick Hellewinkel and ano. 6 ½ yrs. 3,200-3,500

Recorded Mortgages DOWNTOWN. (South of Fourteenth M.) [Where no interest is stated, read 5 per cent.] Chambers st, 121; Leopold Merzbach to Otto Huber Brewery, saloon lease, demand, 6 per cent, note.....

EAST SIDE. 23d st. 315 to 326 E; Eliphalet W Bliss to Simon Ottenberg, due June 21, 1903... \$15,000 Ed av, 352 to 390, n e cor; 23d st, 305 to 311, n e cor; same to same, due June 21, 1903... 25,000 71si st, n s, 2515, w 3d av; Ludwig H Giellerup to Joseph L R Wood, 3 yrs, 4 ½ per cent... 11,000 (East of Fifth av. between Fourteenth and 110th etc.)

WEST SIDB. (West of Fifth as, between Fourteenth and 110th eta.) 7 St. 13. 400 w West End av: Kate C Brown to George C Frederick, demand, 6 per cent 9th av, 566; Anson Welsburger to Fannie Welsburger, 5 yrs. 6 per cent. 10,000 Columbus av, 691; Frederick Hellwinkel and and to Henry Kroger & Co, lease, installs, \$200 cach, 6 per cent, 30 notes. 6,000 HARLEM. (Manhattan Island, north of 110th at.)

125th st, 207 W; Thomas J Nolan to Bernheimer & Schmid, saloon lease, demand, 6 per cent.

11 th st, n s, 100 w 5th av; Louis Cohen to Abraham Ruth, 1 yr, 6 per cent.

11 th st, n s, 190 w 5th av; same to same, 1 yr, 6 per cent.

Wadsworth av, se cor 175th st. John O Baker
to the Lawyers' Title Ins Co, 3 yrs, 416 per cent.
110th st, s s, 200 e 2d av: Louis Lese to American Mortgage Co, 3 yrs
110th st, s s, 200 e 2d av: John Scharmann
10 Louis Lese, prior mige \$14,000, 2 yrs,
6 per cent.

BRONK. Corough of The Bross.)

Trinity av. e. s. 196.2 n. 165th st; Henrietta
L. Lehmann and ano to John Alein, mige
36,250, 1 yr. 6 per cent, collateral.
Cley av. w. s. 730, 1 n. 160th st; Charles H.
Thernton and ano to Mary S. Robinson,
3 migs, each 3 yrs.
3 bits as above: same to same, building loan,
5 migs, each \$2,360, 3 payments.
Ward village Melrose: 149th st, s., part
lot 23, same map. Hetreat av. s., 100 e.
Henry st. Albert Rothermel to Michael
J. Sullivan, demand, 6 per cent.
Decaur av. s. w. cor Southern Boulevard,
which cor is sometimes called the n.w. cor;
Thirra E Happy to United States Savings
Bank, 3 yrs. 6 per cent. (Borough of The Brons.)

3,500

Assignments of Mortgages. Braun, Elizabeth, to Mary Hoffmann. Bom Hart, Frieda, to Marianne Rosenzweig Bom Less, Louis, to Samuel E Jacobs Dom Chess, Louis, to Samuel E Jacobs Dom Chendarfeld, Aron, to Carrie Klein Dom Ottenberg, Simon, to John B Dodd. 315,000 Same to New York Life Insurance and Trust

Townsend, Pauline G, to Title Guarantee and Trust Co. 12,000 Satisfied Mechanics' Lions. 

Mechanior' Liens Greenberg 175.00 (1950)

Foreciosare Suite. 82d st. n s. 125 e 11th av; 180x100.5x trreg: Clark
W Dunlop vs Joseph P O'Connor et al; attys, Wells

W Dunlop vs Joseph P O'Connor et al; attys, Wells & Shedsker, & Sh

23d et. s w cor 5th av, 50x26.9; William B Riker & Son Co vs Josephine G Robinson, specific performance of contract, atys, Sullivan & Cromwell. Bradhurst av, 24, and Wyse av, e. 4, -8, 172d st, lot 43°, map section A, Vyse estate; Mary A McCormick vs Thomas B Carpenter, specific performance of contract; atty, J F Cofin.

Enilding Loan.

Builiran et. 217; State Bank loans Issae Plans Piled for New Buildings.

DOWNTOWN. (South of Fourteenth M.) (South of Fourteenth 41.)

11th st. 38 improvement to dwelling; Julien
T Duvies, Jr., et allowners: Parish & Schroeder, J. W. 20th st. architects; cost
Norths st. 36-38, improvement to tenement
and store: Taylor A Fraham, 170 Canal st,
owner, Max Muller, 3 Chambers st, archicert sens summer, a chambers st, archi-cert sens st, 167; Improvement to lofts and store, b. 8 Lanteline, premises, owner, F. Eleling, 97 7th st, architect, cost vicing st, 200; e Broadway; improvement to lifts. St Michael's Episcopal Church, 7-3 10th st, cancil A P.O. Brien, 160 5th as architect cost. tion and Ang sts, n w cor. Improvement to laft, F W Devoe, 59 Park av. owner; Watson & Pagan, 61 Ann st, architects;

and Fifth or between Fourteenth and 110th str.) W & P. Baumgarten, 1294 Piverside Drive, Owince, the Rusling Co. 26 Cortlandt at, architects, cost. architects cost.

CHAS. GRIFFITH MOSES & BRO., 1960 Amster-dam Av.—Ofter three corners on Broadway, at 180th, 184th and 187th sts., single lots, at a bar-gain to quick buyer. Also, several fine plots of lots on Washington Heights at attractive prices. Also, three 3-family fists, with stores, in best part of Harlem; all rented; will sell at a bargain.

In best part of Harlem; all rented; will sell at a bargain.

POLSOM BROS., \$35 Breadway — Offer, three-story private house on 39th st., near 8th av., 20x45x 100; price, \$13,000. Also, on 86th st., near 8th av., a three-story private house in excellent condition; hardwood trim, sixteen rooms and two baths; price, \$20,000. Also, on 4th st., near Washington Square, a three-story house, 21x 50x100; price low.

DE SELDING BROS., 149 Broadway—Offer a country place on the Hudson, containing residence and five acres of land, furnished or unfurnished, cheap.

store; John Bumke, Rockville Center, L. I. owner; Kurtzer & Rohl, 190 Bowery, architecta, cost.

56th st. 317 E; improvement to tenement; P. J. Becker, 331 W 16th st. owner; P. Kissinger, 182 2d av, architect; cost.

110th st. s. s. 171 e 1st av improvement to factory and office; P. P. Mitchell & Bunki, 115 E 109th st. owners; J. S. Michel, architect; cost.

4th st. 3d; E. improvement to tenement. 

WEST SIDE. (West of Fifth as, between Fourteenth and 110th 72d st, 132 W: improvement to dwelling:

K L Gilbert, 236 W 28th st, owner; Boring
à Tilton, 32 Broadway, architects; cost. \$12,000
48th st, 107 W; improvement to dwelling;
A J Adam, Hotel Netherland, owner;
Charles C Thain, 156 5th av, architect;
cost. 7,500 cost. 43d st, 50 W; improvement to storage; E T Gerry, 61st st and 5th av, owner: Rath-bone & Harity, 264 W 87th st, architects;

cost 52d st, 15 W; improvement to dwelling; War-ren Curtis, premises, owner; W H Whittal, 23 E 23d st, architect; cost 57th st, 62 W; improvement to dwelling; Mrs A Reardon, 134 W 22d st, owner; C E Reid, 105 E 14th st, architect; cost HARLEM. (Manhattan Island, north of 110th st.)

Sturgis, 102 E 17th st, architect; cost...

BRONX.

(Borough of The Brons.)

Anderson av. e.s. 271 n Jerome av; ten threestory and cellar dwellings: L Lowenstein,
163 8th av. owner; J B Mooney, 114 E 23d
at, architect; cost.

Willis av. w. s. 150 s 143d st; one-story store;
Isaac Levy, 308 Alexander av. owner;
T W Ringrose, 142d st and 3d av, architect; cost. tect: cost ... ocust av and 136th st. s e cor; one-story factory: J H Shipway et al, 308 E 93d st. owners; J B McElfatrick, 1402 Broadway, architect: cost ... way, architect; cost ... not stated 169th st, s s, 325 e Jerome av; improvement to dwelling; Ellen T Gannon, premises, owner; W A O'Hea, architect; cost ... 800

City Real Estate. 4/2% A. W. McLAUGHLIN & CO. 128 BROADWAY.

J. Romaino Brown.
ESTABLISHED IN 1855.

J. ROMAINE BROWN & CO. Brokers, Agents, Appraisers.
NO. 50 WEST 33D STREET.
NORTHEAST CORNER BROADWAY.
Telephone. No. 331-48th.

S. F. JAYNE. A. M. CUDNER S. F. JAYNE & CO.,

Managers of Estates, Appraisers and Brokers. 254 West 23d St. and 55 Liberty St. N.Y.

J. Edgar Leaycraft & Co. REAL ESTATE.

AGENTS, BROKERS, APPRAISERS, 1507 Broadway, cor. 44th St.

ASHFORTH & CO.. Real Estate,

No. 1509 Broadway. Near 44th Street. EDWARD ASHFORTH. Investment Properties AT TEMPTING PRICES.

RULAND & WHITING. S BEEKMAN ST. Borough of Manhattan-Sale or Rent. Above 14th st., 5th av. to East River. ATTRACTIVE four-story English basement house, 34th st., near Madison; asking \$45,000. FOLSOM BROTHERS, 835 Broadway. ATTRACTIVE, LARGE, FOUR-STORY HOUSE, 61st st., near Madison av.; asking \$37,500, FOLSOM BROTHERS, \$35 Broadway. SACRIFICE biodern double tenement, East 73d, near 3d, \$18,000; rents, \$2,115. FOLSOM BROTHERS, 835 Broadway,

Above 14th St .- 5th Av. to North Biver. PLEGANT FOUR-STORT AMERICAN BASEMENT HOUSE 272 West 89th St., STABLER & SMITH,

674 Columbus Av., near 934 St. ACTUAL BARGAIN-Modern double tenement West Sist st.: price, \$21,000; rent, \$2,524. FOLSOM BROTHERS, \$35 Broadway. Miscellaneous. HAVE SEVERAL PRIVATE HOUSES near 5th av., above 34th st., at tempting prices. FOLSOM BROTHERS, 835 Broadway. Washington Heights-Above 125th st., West ELEGANT DETACHED FAMILY HOUSE and stable on Fort Washington av. and Depot lane (177th st.), every improvement, excellent location. CHAS, GRIFFITH MOSES & BRO., 1980 Amsterdam av.

Borough of Bronx Sale or Rent.

OPPORTUNITY.

New house, modern, artistic, honestly built; half frame; completely detached; beautiful New house, modern, artistic, honestly built; half granite, half frame; completely detached; beautiful lawn and terraces.

Hardwood trimmings; combination fixtures; wainscoted; richly papered throughout.

View of Speedway and Harlem liter; close to New York University and Washington Bridge.

Two minutes walk from station, 10 minutes from Grand Central Station (42d std.). Take train for Morris Heights. Can also be reached by 6th or with av. elevated, connecting with New York and Harlem R. R. (8)ts minutes from 155th 8t.?

Terms agreeable. Open all day for inspection.

Apply premises, Underchif & Sedwick avs., Morris Heights, or to Utard, owner, 3 Union Square. COLONIAL STYLE, TWO FAMILY HOUSES now ready for occupancy; BEALTHFUL SITUATION; east side MORRIS AVENUE, Just south of HURNSIDE AVENUE, Brox borougt, on line of Hapid Transit, only two blocks east of Jerome Hapid Transit, only two blocks east of Jerome Ave.

First-class construction throughout, hardwood finish, tiled bath rooms open plumbing; steam heat, detached houses, 21x50 each; arranged in two suites, 5 rooms and bath and 6 rooms and bath each; also large attic, lots 55x100.

PRICE \$7,000 EACH, TERMS TO SUIT, will rent for \$550. Apply to ALBRECHT & CO., cor. 3d ave. and 148th st. Tel. 770 Melrose.

AN OWNER OF 1,250 building lots will pay 450 weekly and expenses to man or woman selling one lot weekly, lots sell from \$200 up; easy terms, 25 minutes from 42d st., Bronx borough; no experience necessary, excellent opportunity for salesmen or foreman employed. LAWENCE, 53 West 33d st.

IN THE BRONX—Purnished cottags of eight necessary: excellent opportunity for salesmen or foreman employed. LAWRENCE, 53 West 33d st.

IN THE BRONX-Purnlahed cottage of eight rooms and bath: location very desirable, in Fordham Heights. Address W. C. B. S., box 194 Sun office, auttable for boarders. Inquire on premises.

City Benl Estate.

City Benl Gstate. Berough of Brooklyn-Sale or Rent. Borough of Brooklyn-Sale or Rent. Borough of Brooklyn-Sale or Rent.

City Beal Estate.

LAST CHANCE TO BUY LINCOLN PARK At Opening Prices. \$200, \$300, \$325, \$350, \$375 EACH.

Don't fail to see this property TO-DAY (Sunday).

Never before has there been such an opportunity to buy NEW YORK REAL ESTATE on such advantageous terms. Just think---\$2.00 down and \$1.50 per week afterwards.

No Interest Charged Until After Three Years. An Investment That Is Bound to Double in Value. REAL ESTATE IS THE ONE THING THE TRUSTS CAN'T CONTROL

Over Two-Thirds of the Property Already Sold. Nine Houses in Course of Construction and Many More Contemplated. 3 SPECIAL FEATURES .-- Free Life Insurance: \$10,000 in Premiums in Gold, and 3-cent

Of course LINCOLN PARK lots have gone with a rush since they were first put on the market. Some good lots left for early comers, though; but Monday next the prices go up-\$25 a lot. That's the first advance. Money procured and

advanced for home building. Intending purchasers who have been unable to secure satisfactory locations will be placed on the waiting list, and in the event of any lots being returned to us will be allowed the privilege of purchasing them at the opening prices. HOW TO GET THERE.—At Bridge entrance on Park Row take Flatbush Ave. surface cars marked Bergen Beach. From Fulton Ferry take surface car

Nine rooms; modern style: 20 minutes from Park

2 OR 4 CHOICE LOTS

AT A BARGAIN.

In Brooklyn's pretitiest section. Thirty minutes from Park How. Address owner, H. P. WHEELER, 36 Wall st., New York City.

GREAT OPPORTUNITY

Just outside of Brooklyn, less than 15 hour from City Hall. I have 5 15 city lots which I will sell to quick purchaser for 5375. Very easy terms. Possession and loan for building can be arranged by calling on storekeeper. 93 Flatbush av., Brooklyn.

FOR SALE—One vacant lot, 25x100, on north side of Clifton place, 250 feet east of Bedford av.; can be bought right. Apply to C. M. BURTIS, 26 Court st., Brooklyn.

particulars. Address owner.

with sell on a monthly payment plan; write for

WM. OPPENHEIM, 34 Wall st., N. Y. City.

REBATE TICKET. GOOD FOR TWO PERSONS.

(NOT CHILDREN.) Present this coupon to agent on the ground and your carfare will be re-funded and your carfare home will be given you.

Via Roosevelt street, Grand street or 23d street ferry to Broadway, Brooklyn, from there take Nostrand Ave. cars marked Bergen Beach, which run direct to the property. Get off at Tent, corner Schenectady Ave. and Avenue N. SEND FOR CIRCULARS, MAPS AND PARTICULARS. THE GERMANIA REAL ESTATE & IMPROVEMENT CO.

Brooklyn Office, FLATBUSH & NOSTRAND AVES. Telephone 73 Flatbush. A Complete Home at a Bargain.

FLATBUSH VALUE Palettal detached residence in the FINEST RLOCK on BEVERLEY ROAD; overlooking PROSPECT PARK SOUTH; plot 50x100; HABD WOOD parquet flor; HAND PAINTED decorations; 10 CATHEDRAL GLASS windows; 2 BATHS; secarate TOILETS; marble WASH BASINS between HEDROMS; PERFECT AND COMPLETE; TERMS \$025; bulance ti sult; W. R. LUSHER, owner and builder. BEVERLEY ROAD, from Fast Eleventh st. TO East Twelfth st., FLATBUSH. Telephone 443B Flatbush.

One Million for First. Ninety Thousand for Second MORTGAGES. HENRY L. REDFIELD,

Goodrich 2 Family Houses Goodrich st. and Potter av., Astoria. Easy walking distance from 92d st. ferry. LOW PRICES.
EASY TERMS. Special discount of FIVE PER CENT. during June. Equals one year's interest free. Low rents. Come early! Large signs show the way.

INTERNATIONAL COLONIZING COMPANY.

Empire Building, 71 Broadway, Room 1014, New York, N. Y. We have for sale, at your own price and easy terms, one of the finest residences between New York and Boston. One mile west of the depot at New Haven, Conn. Electric cars run from the depot to house

a five minutes. Ninety minutes from New York City. Will consider an exchange. There are about eight acres of land, moreor less, a frontage of about three hundred feet on Elm street, the principal street, with trolley running by connecting with New Haven and Bridgeport.

The house stands quite a distance back from the street, on high terraced ground, with large plassas entirely around house, also has fine conservatory. Double basement of granite, balance in brick to the roof. Steam

The house, three stories and basement, contains over thirty rooms, all carpeted with finest quality carpets rom W. & J. Sloane's. The billiard room, very large, and elaborately decorated. There are fine parquet floore and handsome stained glass windows, one window alone costing \$7,000. The chandellers in the house cost ove \$15,000, all in good repair.

Dining room most elaborate, finished in hard oak with handsome buffet built in. The woods in house are

especially fine, being of the most expensive hard woods; hails and stairs all finished in hand carred mahogany.

From the time the building was commenced until finished consumed five years time. House used only five There is nothing but handwork on all the wood, and the mural decorations are most artistic and expensive The house alone cost \$334,000. Beautiful property for a family residence, Club, Hotel, Sanitarium or

Main building, three stories, size 63 x75'. Addition to the building, two stories 35' x 50'. The house built entirely of stone and brick.

This property must be sold and I will entertain the first reasonable offer. Photosof house and in views at my office

WM. H. MARTIN, 71 Broadway, New York City.

Rent Estate-Out of the City.

Long Island-Sale or Rent. Rockville Centre, one hour from city, colonial real-dence, fine section, 12 rocms and bath, all improve-ments, hardwood throughout, 36 city lots in lawn, garden, fruit, stable, hennery; price \$6,000; half cash. Rockville Centre, 8 rooms and bath, all improve-ments; electric lights; grounds 140x200, in lawn, garden, fruit, choice location; price \$6,000; only \$2,000 cash. cash.
South Jamaica. 2-story house, nearly one acre, barn, large hennery; 70 fruit trees, good garden; fine for raising poultry; small stream through property; \$2.500; easy terms; ground alone worth more. G. A. PETERSON & Co., Suburban Property,

187 Broadway, New York. COUNTRY PLACE-55 acres; 1,800 feet beautiful shore front; 30 minutes from 34th St. ferry; can be divided in two parts; \$2,000 to \$3,000 per acre. F. W. WRIGHT, Manhasset, L. I.

FOR SALE—THREE COLONIAL HOUSES AT MORRIS HEIGHTS, on the N. Y. Central: 17 minutes from Grand Central Depot, and on the New Yorsend Putnam: 45 minutes from Meetor 4t, via 6th or 9th av. "L" houses situate on TREMONT AV., just west of JEROME AV. 10 rooms, all improvements; street sewered: ground, 50x150, price, 50,000 each; terms to suit. Apply ESTATE OF HUGH N. CAMP, 15 Liberty st. GENUINE BARGAIN—New 8-room house, well built: furnace, porcelain bath; all improvements; broad plazza, balcony, east front; nigh ground; no malaria; good neighborhood, near to trolley and staton, shade, shrubbery, \$2,000; \$500 cash, easy terms. SCUTT & NOSTRAND, \$36 Fullon 8t. Jamaica. JAMAICA—Only \$500 cash; price \$2,000; good, well built 5-room modern Queen Anne cottage; furnace, bath, ras, light energial rooms; deep corner plot, we never misrepresent, this is a bargain; should go quick. SCUTT & NOSTRAND, 336 Fulton st., Jamaica.

Westchester County Sale or Lent. MAMARONECK LOTS, \$100.

50 CTS. WEEKLY.

Fronting Boulevard, near depot, harbor, Orienta Point, Larchmont Manor, and 38 minutes from 42d st. No Interest of assessments. WARRANTY BEALTY CO., 115 Broadway.

AT FAIRVIEW, YONKERS—Well-built house, nine rooms and bath; hardwood trim; polished oak floors, ejectric lighting, furnace, nickel plumbing; decorated to suit, fire view, plot 50x100 (more land if desired), 3 minutes from station, 50 minutes to Rector at, 37 minutes Grand Central Station, commitation cheap; high ground, delightful location, neighborhood restricted, price, \$5,500, terms casy, send for booklet. "Flat DWELLERS," why not become "porch dwellers" at Fairslew, Yonkers, Get booklet, GORDON, 20 East 42d at.

Beal Estate-Out of the City. New Jersey-Sale or Rent.

CLEN RIDGE

The most beautiful suburb within tifty miles of New York. I have for sale a complete list of improved and unimproved properties in the most desirable sections; also furnished and unfurnished houses ranging in price from \$35 to \$200 per month.

CARRIAGE SERVICE PROVIDED.

Send for pamphlet of picturesque Glen Ridge.
FRANK B. SMITH, BLOOMFIELD. GLEN RIDGE. Closter, on Eric Bailroad, 50 minutes out; 14 rooms; grounds 73a,200; cost \$6,500, sell for \$4,200. Fanwood, on Jersey Central, 45 minutes out, 4 minutes to station; 12 rooms and bath, all improvements; 8 city lots; worth \$6,500; sell \$4,250. Hasbrouck Heights, on Eric Railroad 30 minutes

out, modern improvements; grounds 110x144, in lawn; garden, fruits, stable, hennery, cow house; price only \$4,000. G. A. PETERSON & CO., Suburban Property, 187 Broadway, New York. ORANGE MOUNTAINS.

WFST ORANGE, N. J.
Crystal Lake Holel and three cottages, 700 feet bove level, opposite Eagle Hock Park, one hour rouncity, contains 30 acres lake lawns, shade, boating and fishing, unexcelled scenery surroundings, legant rooms, spacious plazzas, fist-class table, with milk, vegetables, terms moderate. Telephone 203 F. Orange. HUGH MITCHELL, Prop. FARM at Pompton Plains, one mile from station; twenty acres level land, all under cultivation, all kinds of fruit, good house and barns, suitable for summer home. JOHN F. LEE, Paterson, N. J.

Miscellaneous Sale or Rent. FISHING, BOATING, BATHING

within 5 minutes' walk from my little COUNTRY HOUSE. WITH GARDEN AND SHADE TREES; price, \$400; CASH OR INSTALLMENTS, muy leave for England, fine place for club, summer house, outling, &c., Title, map and ticket at office, 202 East 23d st. New York.

A BEAUTIFUL COUNTRY HOME, Stamford, Conn., large house; tower; stable, lawns, trees, three acres, seerince, \$0,000; only \$2,000 cash required. Address OCTAGON, box 130 Sun uptown office, 1265 Broadway.

Acal Estate to Exchange.

HAVE AN ELEGANT HIGH BUILDING worth \$300 that I will trade for stage, wagonette, harness or runabout, see owner personally. JOHN FORD, cer of Rockaway road and Lincoln av. Jamaica, L.I. 20 ACRE FARM in Rahway, N. J., part of the farm is in the heart of the city; price \$12,000, mortgage \$5.,000; will trade for a flat or tenement. Inquire 19 Nassau st., room 702.

FOR SALE—House, greatest bargain in the real estate market; superb 3-story and basement dwelling Pompelian bick; 341 2d st., between 7th and 8th ava.; 2 bathrooms; 2 butter's pantries; hard wood trim; choicest location; \$2,000 cash, terms to suit small house will be saken in exchange. D. & M. Chauncey R. E. Co.,

207 Montague st., Brooklyn.

THE ATTENTION of investors and speculated is called to the fact that there are several parcels of queens county real estate now for sale at bargal prices, and they are worth investigation. For further thanks and they are worth investigation. D. & M. CHAUNCEY R. E. CO., L't'd,

\$100,000 On bond and mortgage; sums, \$2,000, \$3,000, \$5,000, \$7,000, and larger amounts; low charges; liberal loans; open evenings.

HORATIO S STEWART, 261 Flatbush av. BARGAIN-2 LOTS, 40 FEET FRONT TTE av., next to 56th st., South Brooklyn; free and clear take some cash, leave belance on mortgage if desired or sell on easy terms; price, \$1.000. CLINE, 105 Waverly av., Brooklyn. BENSONHURST -25 choice restricted lots, \$200 each; worth \$350; \$1,000 eash; bargain. JONES, 180 Montague st. FOR SALE OR EXCHANGE FOR LOTS-Modern two-story Queen Anne cottage; a rooms, alcove; ex-posed nickel plumbing; furnace, mantel mirrors 50 minutes on trolley to Manhattan, nve-cent fare price \$3,300; casy terms. FRY & LYLE, 1550 Ful-ton at, Brooklyn.

NO. 1 OPPORTUNITY—Corner store property f sale at a great bargain. HORATIO S. STEWART, 261 Flatbush av. Borough of Queens -Sale or Rent.

RICHMOND HILL. High-class cottages for sale or rent; prices according to location; easy terms; schools, churches, mail delivery, &c.; macadamized streets, flagged side walks, shade trees, gas, water, &c.; 25 minutes to foot 34th st.; 40 minutes to City Hall, Manhattan.

JOHN A. DAVIES, Myrtle and Jamaica aves.. Richmond Hill RICHMOND HILL

If I cannot show you a Cottage to suit you, I will build one according to your ideas, and sell it on terms to suit. JOHN A. DAVIES,
Myrtle and Jamaica aves. Richmond Hill

**VOORHEES & RAPELYE** Call and see us or write for list. Our houses and lots are the most desirable in this section. Low prices; easy terms.

GRAND AV., TO LET Arrochar Park, Staten Island; 10-room modern residence, \$40 per month; modern plumbing; furnace neating throughout; open fireplace; near Tennis club, Fox Hill golf links, boat club, surf bathing; southern exposure; shaded grounds; excellent drainage; city water; 94 trains daily; 40 minutes from listery; 10c, fare, CORNELIUS KOLFF, 50 Broadway. New York, or agent, Arrochar.

4 MODEL COTTACES NOW READY. Cottages well built with all modern improvements, exposed plumbing; hardwood tim, nice locality healthiest spot on Long Island; sold on easy terms EDWARD GOEB. Junction and Union avs., Elm-

ASTORIA, NEAR FERRY TO 92D ST. VACANT rent \$25, 10 rooms, bargain; \$3,500; exchange; sell on time. CLINE, 165 Waverly av., Brooklyn. FLUSHING New House, 8 rooms and bath; large plot near depot and trolley; sewer, water, gas; street macadamized; only \$3,300. CAIN, 22 Central av. PROPERTY from \$1,500 to \$2,800; improvements; cash or installments; inspection invited.

A. LIVINGSTON, Corona. MODERN HOUSES, all parts of Staten Island to let and for sale.

CORNELIUS KOLPP, 50 Broadway.

Real Estate at Auction.

WILLIAM M. RYAN, Auct'r., will seel at auction at the New York Real Estat Salesro m, 111 Broadway, at 12 clock noon, THURSDAY, JUNE 27TH, 1901, Estate of Theod slus Strang, de cased, and others, VALUABLE LEASEHOLD, 7 BARCLAY ST.,

Near Broadway,

Five alory cellar and sub-celler brick and stone from
building: size of lot, 25x75; has la years to run, with
re cwalk. Ground rent, \$1.850 and taxes.

WILLIA J.C. FINDLAY, E.S.Q., Atty., 10 Liberty st.

Maps at aucti-near's office, 140 fire adway.

To Ett for Bus ness Purposes. BUILDINGS, stores, lofts, offices; exceptionally one list; this and other desirable locations.
FOLSOM BROTHERS 855 Broadway.

Dwelling Touses to Tet.

32D ST., 16 EAST. BACHELORS.

High-class house, remodeled and renovated through latest plumbing; superior service and appeint cuts, large from: hot and cold water, single room, califast, valet, telephone 553 Manison Square. -HOUSES, unfurnished and furnished, in table locations, rents, \$1,200 to \$18,000, POLSOM BROTHERS, \$55 Broadway. AKE CHAMPLAIN A pleasant house, fur ed, twenty rooms, 100 feet of plazzas, \$300 for the n. Address Miss KELLOGO, Port Kent, N.Y. AWRENCE BEACH, Long Island, Seaside, on 13 rooms; furnished; rent very low. DAWSON sence, L. I.

Unfurnished.

Rent Estate.

Empire Building, 71 Broadway, Room 1014, NEW YORK CITY.

LAGUNA DE TACHE GRANT, **60,000 ACRES** CALIFORNIA LAND.

Located in Presso and Kings Countles, In Centre of State.

This grant is all rich, alluvial soil, on Kings River bottom, in best fruit growing region of California.

We grow corn, wheat, barley and all other cereal crops to perfection, and our land is particularly adapted for dairy farming.

We sell it in ten acre lots or larger, at \$30 to \$50 per acre, on very liberal terms.

If you want to buy a piece of good land be sure and look over the Laguna. Don't make the popular mistake of concluding that California is only for the rich man. If you have an appetite for hard work you can make a start on the Laguna with less money than anywhere else, and the climate will be as much vours as if you owned a million. Send to-day for descriptive printed matter. Address

WM. H. MARTIN,

General Eastern Agent, 71 Broadway, New York. NARES & SAUNDERS, MANAGERS,

LATON, FRESNO COUNTY, CAL.

International Colonizing Company,

Empire Building, 71 Broadway, New York City.

LAGUNA DE TACHE GRANT. CALIFORNIA

Laton, Fresno Co., Cal., May 20, 1901. Mr. Wm. H. Martin. Gen'l Eastern Agent, 71 Broadway, New York.

We wish to call your particular attention to the extremely low Excursion rates to California and return, for the Epworth League Meeting at San Francisco, The rates will be \$50 from Chicago.

\$47.50 from St. Louis, \$45 from Kansas City, to San Francisco and return From points East, proportionately low rates will be in effect. Tickets on sale July 6th to July 13th inclusive. Passengers must reach San Francisco, Cal., not later than July 18th. Stop overs will be allowed, going and coming, at points west of Trinidad, Colorado. Pinal imit of tickets will be August 31st. Tais will be a grand opportunity for

Eastern people to visit "The Laguna De Tache" Grant at small expense.

Everything looks favorable here. The prospects are that we will have a New Depot, Church, Schoolhouse, and a large Store building within about ninety days. as well as other important improvements.

flats and Apartments to Zet-Aufurnished.

Above 14th St., East Side.

HOFFMAN Madison Ave. and 50th St. Corner apartment; first moor; Banker, Insurance, Doctor or Real Estate office; all outside rooms; superblocation.

72D ST., 362 EAST—Apartments in the improved dwelling, 2, 3, 4 rooms; all light; baths; laundry; hot and cold water; \$6 to \$13.50; halls heated.
FOLSOM BROTHERS, \$55 Broadway. and EAST 12TH ST., FLATBUSH, between Avenues C and D—First floor apartment in private detached two-family house; six rooms and bath; rent, 225 per month; convenient to L and trolley; open Sunday.

Surnished Booms & Spartments to Zet East Side.

LEXINGTON AV., 724, near 58th st.—Newly decorated and furnished rooms; en suite or singly; board optional; telephone. LEXINGTON AV., 365, near 40th—Florantity fur-nished large room; also hall room; breakfast if de-aired; moderate. stred; moderate.

15TH ST., 136 EAST—Handsome parier; also double and single rooms; 52 to 55; breakfast if desired.

29TH ST., 36 EAST—Well furnished, large and small rooms; every convenience; board optional. \$1ST ST., \$2 EAST-large square and suite; handsomely furnished; second floor; hall boy; tale-phone; gentlemen preferred; reference.

West Side.

BACHELOR APARTMENTS TO LET Two rooms and bathroom. Apply Monday, before noon, THE ROYALTON, 47 West 43d st. CARNEGIE HALL, 1011 -Airy corner spartments HOTEL SAN REMO.—Three outside cool reoma: bath, plane; bargain for summer months. Apart-ment 50 B. ment 30 B.

WEST END AV, 834—Elegantly furnished apartment; 8 rooms and bath; immediate possession; cheap for summer; see hall boy on premises. 12TH ST., 108 WEST—Handsomely furnished square and hall room; every convenience; absolutely clean; breakfast if desired. 12TH ST., 73 WEST—Handsomely furnished large and small rooms; every convenience; transients accommodated; references; reasonable. 12TH ST., 40 WEST-In absolutely clean house cool room, with private bath; breakfast served; ref

15TH ST., 25 WEST—Elegantly newly furnished rooms and suites; transients, \$1 up; permanents, \$2 50 to \$15. 17TH ST., 55 WEST—Handsome newly furnished singly; suites \$3 upwards; back parlor physician, dentist; also large front basement; select neighborhood; private family; references.

71ST ST., 58 WEST—Two large furnished rooms; private family; use of bath; gentlemen only; references. 35TH ST., 56 WEST-Handsomely furnished suits, with bath; parlor floor, with water; also other 35TH ST., 53 AND 55 WEST-Large and small cooms; private bath; restaurant annex; private dining floor

37TH ST., 48 WEST—Handsomely furnished suite; also single room; every convenience; breakfast optional; gentlemen only.

39TH ST., 49 WEST—Handsomely furnished large and small rooms; private bath; summer rates; reference. 43D ST., 114 WEST-Handsomely furnished single and double rooms: every convenience; breakfast optional; gentlemen preferred. 44TH ST., 100 WEST-Large and small from rooms in superior apartment; newly furnished; private amily.

BEARCY. 45TH ST., 255 WEST-Handsome back parlor, use of front parlor, plano; suitable for doctor; also two

83D ST., 8 WEST-Large second-story front rooms n private home: also small room. 84TH ST., 46 WEST—Elegantly furnished rooms; private house, Central Park West; every convanience; telephone 97TH ST., 67 WEST—Large rooms; plano; conveniences; board optional; references; moderate; gen-tlemen; private house. Brookiva. HALL ST., 164—Newly furnished large square rooms: all improvements; convenient to care; gentle-men or business lady.

83d St., 46 W. Large superior airy southern rooms;

men of Dusiness lady.

SOUTH ELLIOTT PL.,43—Newly furnished alcove and square fooms: every improvement; reasonable lates: private family; near all cars.

THROOP AV., 631, NEAR FULTON—Handsonely furnished rooms; all conveniences; private family; near cars for Bridge, island. Select Board.

East Bide. MADISON AV., 185—The Mohegan; formerly the Sawyer, elegantly furnished rooms; superior table; special rates for summer. MADISON AV., 87—Desirable rooms; open plumb-ng: Auperior table; central lecation; table boarders; ransients. MADISON AV., 74—Large and small rooms: ex-ellent table; board optional; table boarders; summer ST. ALBAN'S-B. W. DE FOREST, PROP.
5. 7. 9. East 3 ist st. —Rooms, single, on suite; private
baths: parior dining room; electric fans and light.
26TH ST., 44 EAST—Beautifurly furnished room,
singly or en suite excellent table; Southerners accommodated; references.

41ST ST., 5 EAST—Cool location; reasonable prices; parlor dining room; table board in full or in part; transients. West Side

THE JULIEN, 15 WEST 20TH ST.—Large and small rooms, handsomely furnished; all conveniences; quiet, refined house, table excellent; location central; transients accommodated. Tel. 2008—18th. 12TH ST., 23 WEST—Dealrable cool rooms; reflared, quiet house; translents; Southerners accommodated; references; table board. 17TH ST., as WEST-Destrable location; large, cool rooms; excellent table; moderate prices; translents; table guests. 21ST ST, 23 WEST-Handsomely furnished large and small rooms, excellent table; transients and Southerners; reduced rates for summer. 22D ST., 149 WEST-Large room comfortably furnished, also smaller rooms; good table; terms mode-rate, transients. 25D ST., 424 WEST—New England lady has de-strable rooms, large, small; superior home table; sum-mer rates. mer rates.

30TH ST., 26 WEST-Comfortable room, with bath; good table; summer rates; table board. 53D ST., 57 WEST-First-class large top-story front room; very nice; comfortable for two gentlemen; other rooms: table board. 34TH ST, 339 WEST—Handsomely furnished rooms; every convenience; superior table; gentlemen only: reference, table boarders accommodated. 43DEST., 144 WEST-Newly renovated, hand-somely furnished rooms, large and small; excellent table; transients and Southerners accommodated. 50TH ST., 68 WEST-Handsome, cool rooms, board optional, transients taken; convenient for Southerners, table guests, references. 51ST ST, 227 WEST, near Broadway-Hand-somely furnished large and small rooms; board op-tional. 53D ST., 57 WEST-Large top-story front room, very nice, comfortable; for two gentlemen; other rooms; table board. table board.

82D ST. \$170 WEST—Newly furnished rooms, running water; dressing room; unsurpassed table; private house; moderate.

83D ST. 60 WEST—Large and small rooms in select house; good table and attendance; references. aciect house, good table and attendance; references.

ASD ST., 11-13WEST—Handsom, large, cool rooms;
dressing room; bath: excellent table; Southerners
transients; table guests accommodated.

83D ST., 12WWEST—Large second floor front and
small rooms; transients; table board, moderate prices;
references.

84(H St., 4) WEST—Large superior foom, with
dressing room, bath; in select house; excellent acryice.

A4TH, AEWEST—COMFORTABLE, FINE ROOM EXCELLENT BOARD, CONVENIENT LOCATION Brooklyn. CLARK ST., 60 - reignts - Large and small ooms; house first cors accommodated. CUMBERLAND ST., 232 -Nicely furnished large and small rooms: private house; all conveniences; board optional, near cars: references. HANSON PLACE, 83-85 - transsomely furnished alcove and half room; every improvement; superior table board. HENRY ST., 98, helphis Large and small rooms with excellent board \$5 to \$6 weekly. LIVINGSTON ST. 63-68, THE EDGEMERE— Elegant rooms; excellent table and service; attractive summer home for transients LIVINGSTON ST. 225. The Eim—Newly fur-nished rooms; superior board; table board a specialty; summer rates.

84TH ST, 55 WEST-Large front room: dressing rooms, closets, bath, in quiet, superior house.

summer rates.

REMSEN ST., 155. Heights-Choice of newly furnished roung excellent table; convenient Bridge, ferries, all cars. Southerners Store building within about ninety days, is well as other important improvements.

Yours truly,

NARES & SAUNDERS,

Managers

Lidon St. 742, Park Slope Langsomely furnished alcove room; excellent table; convenient cars, island, bridge, ferries.

WILLOW ST., 146, Brooklyn deignts—Cool rooms, running water, to rent, with ard; summer rates; references.